

041.A

Map

0001

Block

0057.A

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 766,500 /

USE VALUE: 766,500 /

ASSESSed: 766,500 /

Total Card /

Total Parcel

766,500

766,500

766,500

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

57

PARK ST, ARLINGTON

OWNERSHIP

Unit #:

A

Owner 1: YAN RICHARD & JENNIFER

Owner 2:

Owner 3:

Street 1: 57 A PARK ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

102

0.000

766,500

766,500

Total Card

0.000

766,500

766,500

Total Parcel

0.000

766,500

766,500

Source: Market Adj Cost

Total Value per SQ unit /Card: 356.68

/Parcel: 356.68

Legal Description

User Acct

260792

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date

03/15/18

PREVIOUS OWNER

PREVIOUS ASSESSMENT

Owner 1: ZWIRN BENJAMIN G & COURTNEY H -

Owner 2: -

Street 1: 3 DONNELL ST

Twn/City: CAMBRIDGE

St/Prov: MA

Cntry

Postal: 02138

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

102

FV

766,500

0

.

766,500

Year end

12/23/2021

2021

102

FV

744,100

0

.

744,100

Year End Roll

12/10/2020

2020

102

FV

732,900

0

.

732,900

732,900

Year End Roll

12/18/2019

2019

102

FV

606,900

0

.

606,900

606,900

Year End Roll

1/3/2019

2018

102

FV

537,500

0

.

537,500

537,500

Year End Roll

12/20/2017

2017

102

FV

490,600

0

.

490,600

490,600

Year End Roll

1/3/2017

2016

102

FV

490,600

0

.

490,600

490,600

Year End

1/4/2016

2015

102

FV

446,500

0

.

446,500

446,500

Year End Roll

12/11/2014

SALES INFORMATION

TAX DISTRICT

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

ZWIRN BENJAMIN

57350-415

8/26/2011

443,000

No

No

MESSURI JOHN/KI

43574-593

8/24/2004

430,000

No

No

PAT ACCT.

PRINT

Date

Time

12/30/21

19:57:33

LAST REV

Date

Time

03/25/19

15:11:24

danam

14979

NARRATIVE DESCRIPTION

OTHER ASSESSMENTS

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1952, having primarily Wood Shingle Exterior and 2149 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R2

TWO FAMIL

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

BUILDING PERMITS

ACTIVITY INFORMATION

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

11/28/2018

1769

Redo Bat

11,000

C

11/28/2018

1768

Redo Bat

18,535

C

7/13/2018

964

Porch

3,700

C

Date

Result

By

Name

3/15/2018

Measured

DGM

D Mann

11/25/2011

MLS

EMK

Ellen K

5/12/2005

External Ins

BR

B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

102

Condo

0

Sq. Ft.

Site

0

0.

0.00

7651

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

Type:	99	- Condo Conv	
Sty Ht:	2	- 2 Story	
(Liv) Units:	1	Total:	1
Foundation:	1	- Concrete	
Frame:	1	- Wood	
Prime Wall:	1	- Wood Shingle	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	WHITE		
View / Desir:			

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1952	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G6	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	

RESIDENTIAL GRID												
1st Res Grid		Desc: Line 1							# Units 1			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM:	7			BR:	3		Baths:	1		HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1	- Drywall	
Sec Int Wall:			%
Partition:	A	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:	1		
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.13859928
Const Adj.:	1.04989493
Adj \$ / SQ:	364.600
Other Features:	96500
Grade Factor:	1.10
NBHD Inf:	0.82999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	803463
Depreciation:	36959
Depreciated Total:	766504

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	332.88	
Special Features:	0	Val/Su Net:	356.68	
Final Total:	766500	Val/Su SzAd	356.68	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,149	364.600	783,52
Net Sketched Area:		2,149	Total:	783,52
Size Ad	2149	Gross Area	2149	FinArea

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
5						
5						
9						

IMAGE

AssessPro Patriot Properties, Inc

